

RESOLUTION

A RESOLUTION TO APPROVE CHANGES IN THE ELIGIBILITY CRITERIA AND RANKING CRITERIA OF THE PURCHASE OF DEVELOPMENT RIGHTS PROGRAM FOR THE CURRENT (THIRD ROUND) APPLICATION CYCLE

WHEREAS, on February 19, 2002, the Fauquier County Board of Supervisors adopted the Purchase of Development Rights (PDR) Program to acquire conservation easements for the purpose of protecting agriculture, providing open space, ameliorating the impact of development on the County, and authorizing payment of \$20,000 per development right; and

WHEREAS, the Fauquier County Board of Supervisors created the PDR Committee to assist the Board of Supervisors in selecting qualified farm properties for preservation; and

WHEREAS, on November 10, 2004, the Fauquier County Board of Supervisors authorized the annual application cycle for properties to be considered under the PDR Program; and

WHEREAS, the PDR Committee recommends that the Board of Supervisors approve changes in the Eligibility Criteria and the Ranking Criteria to allow applicants with lower farm income to be eligible for the Program, and to take into consideration the percentage of development rights offered, participation in conservation practices, visibility, and proximity to service districts; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 10th day of February 2005, That the changes to the Eligibility Criteria and Ranking Criteria of the Fauquier County Purchase of Development Rights as set forth herein, be, and are hereby, adopted:

FAUQUIER COUNTY FARM LAND PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

I. Eligibility Criteria:

1. Land is used for a bona fide agricultural operation. ☐ Yes ☐ No
2. Parcel is greater than 50 acres, or comprises a combined area of contiguous parcels greater than 50 acres. ☐ Yes ☐ No
3. Parcel is not presently zoned any category other than Rural Agricultural (RA) or Rural Conservation (RC). ☐ Yes ☐ No
4. The parcel is not under conservation easement or pending consideration for conservation easement or otherwise restricted from development. ☐ Yes ☐ No

PDR REVIEW COMMITTEE CRITERIA

Standards for Ranking (high – medium – low)

Agricultural Economic Viability

- Gross farm income exceeds \$25,000 ___Yes ___No
- At least one family member's principal occupation involves farming this parcel/ forestland ___Yes ___No
- Farm has invested in substantial infrastructure improvements such as barns, bins, specialty structures, fencing, drainage, ditches, waterway improvements, etc. ___Yes ___No

Quality of Farmland

- Parcel size
- Quality of farm infrastructure
- Quality of soils

Surrounding Support Quality

- Strategic Location
- Proximity to protected (eased) property

Likelihood of conversion to Non-Farm Use and Off-Farm Income

- Resident family's gross off-farm income does not exceed \$100,000
- Parcel risk of development
- Road frontage
- Percent of Development Rights Being Offered
- Proximity to Service District
- Proximity to Sewer

Environmental Qualities

- Water resources
- Participation in Conservation Programs
- Participation in Best Management Practices

Historic and Scenic Qualities

- Family Farm History
- Historic Value
- Scenic Value - Gateway View or High Visibility

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*Paul S. McCulla
Clerk to the Board of Supervisors*